159.0	0002	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	682,500 / 682,500
					USE VALUE:	682,500 / 682,500
					ASSESSED:	682,500 / 682,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
174		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SULLIVAN CHRISTINE M
Owner 2:	
Owner 3:	
Street 1:	174 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FOWKES ROBERT S--ETAL -
Owner 2:	RINEARSON ROBERTA J -
Street 1:	174 WACHUSETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,600 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 1410 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6600.000	249,900		432,600	682,500
Total Card	0.152	249,900		432,600	682,500
Total Parcel	0.152	249,900		432,600	682,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 484.04 | /Parcel: 484.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 105460
GIS Ref:
GIS Ref:
Insp Date: 06/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	249,900	0	6,600.	432,600	682,500	682,500	Year End Roll	12/18/2019
2019	101	FV	216,200	0	6,600.	432,600	648,800	648,800	Year End Roll	1/3/2019
2018	101	FV	215,000	0	6,600.	364,600	579,600	579,600	Year End Roll	12/20/2017
2017	101	FV	215,000	0	6,600.	333,700	548,700	548,700	Year End Roll	1/3/2017
2016	101	FV	215,000	0	6,600.	284,300	499,300	499,300	Year End	1/4/2016
2015	101	FV	209,700	0	6,600.	247,200	456,900	456,900	Year End Roll	12/11/2014
2014	101	FV	209,700	0	6,600.	228,700	438,400	438,400	Year End Roll	12/16/2013
2013	101	FV	209,700	0	6,600.	217,500	427,200	427,200		12/13/2012

!12388!

PRINT

Date	Time
12/11/20	02:28:51

LAST REV

Date	Time
12/03/18	10:51:49
danam	
12388	

USER DEFINED

Prior Id # 1:	105460
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOWKES ROBERT S	49587-130		6/11/2007		475,000	No	No		
	15063-455		6/1/1983		95,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/7/2018	1291	Addition	309,000	O				
5/27/2016	680	New Wind	7,900					bay window
7/9/2008	755	Re-Roof	4,905					

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2018	Meas/Inspect	BS	Barbara S
12/15/2008	Measured	372	PATRIOT
12/3/2008	MLS	MM	Mary M
8/2/2007	MLS	HC	Helen Chinal
12/9/1999	Mailer Sent		
12/5/1999	Measured	272	PATRIOT
7/22/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6600		Sq. Ft.	Site		0	70.	0.94	7									432,598						432,600	

Total AC/HA: 0.15152 | Total SF/SM: 6600 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 432,598 | Spl Credit | Total: 432,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	2 - Softwood		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	168.733
Other Features:	72250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	339584
Depreciation:	89650
Depreciated Total:	249933

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

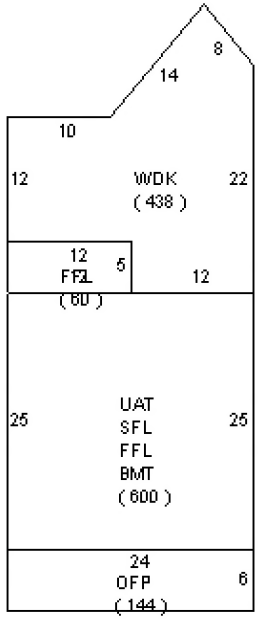
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	168.73
Special Features:	0	Val/Su Net:	96.41
Final Total:	249900	Val/Su SzAd	198.33

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	660	168.730	111,364
BMT	Basement	600	50.620	30,372
SFL	Second Floor	600	168.730	101,240
WDK	Deck	438	8.280	3,628
UAT	Upper Attic	150	111.360	16,705
OFP	Open Porch	144	27.960	4,026

Net Sketched Area:	2,592	Total:	267,335
Size Ad	1260	Gross Are	3042	FinArea	1410
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	RRM	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	